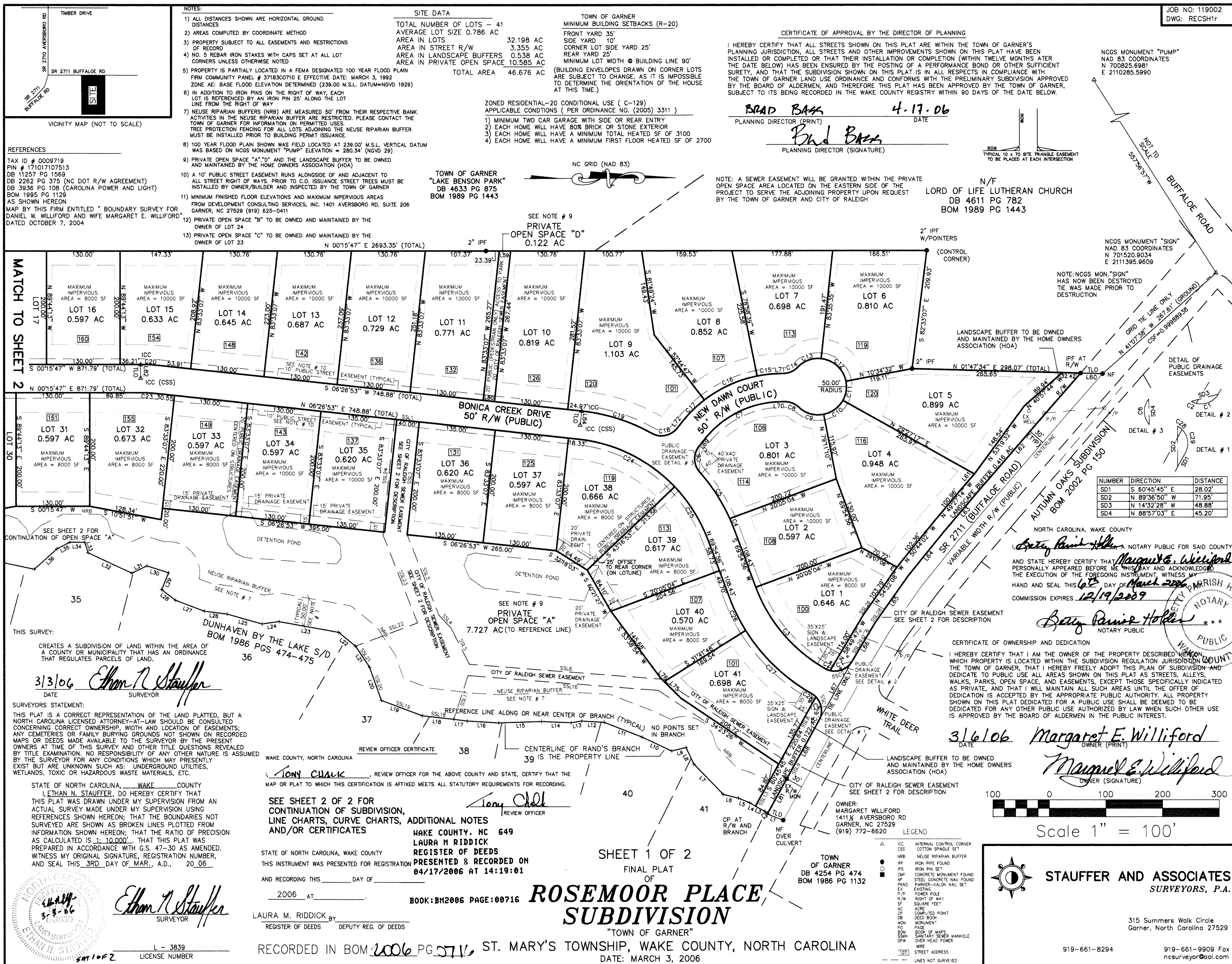




NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- AREAS COMPUTED BY COORDINATE METHOD
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- PROPERTY IS PARTIALLY LOCATED IN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN FIRM COMMUNITY PANEL # 37183C0710 E EFFECTIVE DATE: MARCH 3, 1992 ZONE AE: BASE FLOOD ELEVATION DETERMINED (239.00 M.S.L. DATUM=NGVD 1929)
- 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
- NEUSE RIPARIAN BUFFERS (NRB) ARE MEASURED 50' FROM THEIR RESPECTIVE BANK. ACTIVITIES IN THE NEUSE RIPARIAN BUFFER ARE RESTRICTED. PLEASE CONTACT THE TOWN OF GARNER FOR INFORMATION ON PERMITTED USES. TREE PROTECTION FENCING FOR ALL LOTS ADJOINING THE NEUSE RIPARIAN BUFFER MUST BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.
- 100 YEAR FLOOD PLAIN SHOWN WAS FIELD LOCATED AT 239.00' M.S.L. VERTICAL DATUM WAS BASED ON CGCS MONUMENT "PUMP" ELEVATION = 280.34' (NGVD 29)
- PRIVATE OPEN SPACE "A", "D" AND THE LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA)
- A 10' PUBLIC STREET EASEMENT RUNS ALONGSIDE OF AND ADJACENT TO ALL STREET RIGHT OF WAYS. PRIOR TO C.O. ISSUANCE STREET TREES MUST BE INSTALLED BY OWNER/BUILDER AND INSPECTED BY THE TOWN OF GARNER
- MINIMUM FINISHED FLOOR ELEVATIONS AND MAXIMUM IMPERVIOUS AREAS FROM DEVELOPMENT CONSULTING SERVICES, INC. 1401 AVERSBORO RD, SUITE 206 GARNER, NC 27529 (919) 625-0411
- PRIVATE OPEN SPACE "B" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 24
- PRIVATE OPEN SPACE "C" TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 23

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NOTE:
AN ACCESS EASEMENT MAY BE GRANTED BY THE OWNERS OF LOT 23, LOT 24 AND THE HOA NEXT TO LAKE BENSON AT THE TIME EASEMENTS HAVE BEEN GRANTED BY THE RESIDENCES IN DUNHAVEN SUBDIVISION FOR A GREENWAY TO BE CONSTRUCTED AROUND THE DUNHAVEN SUBDIVISION. THE ACCESS EASEMENT WILL BE A MAXIMUM OF 50' WIDE AND NOT PART OF ANY LOTS.

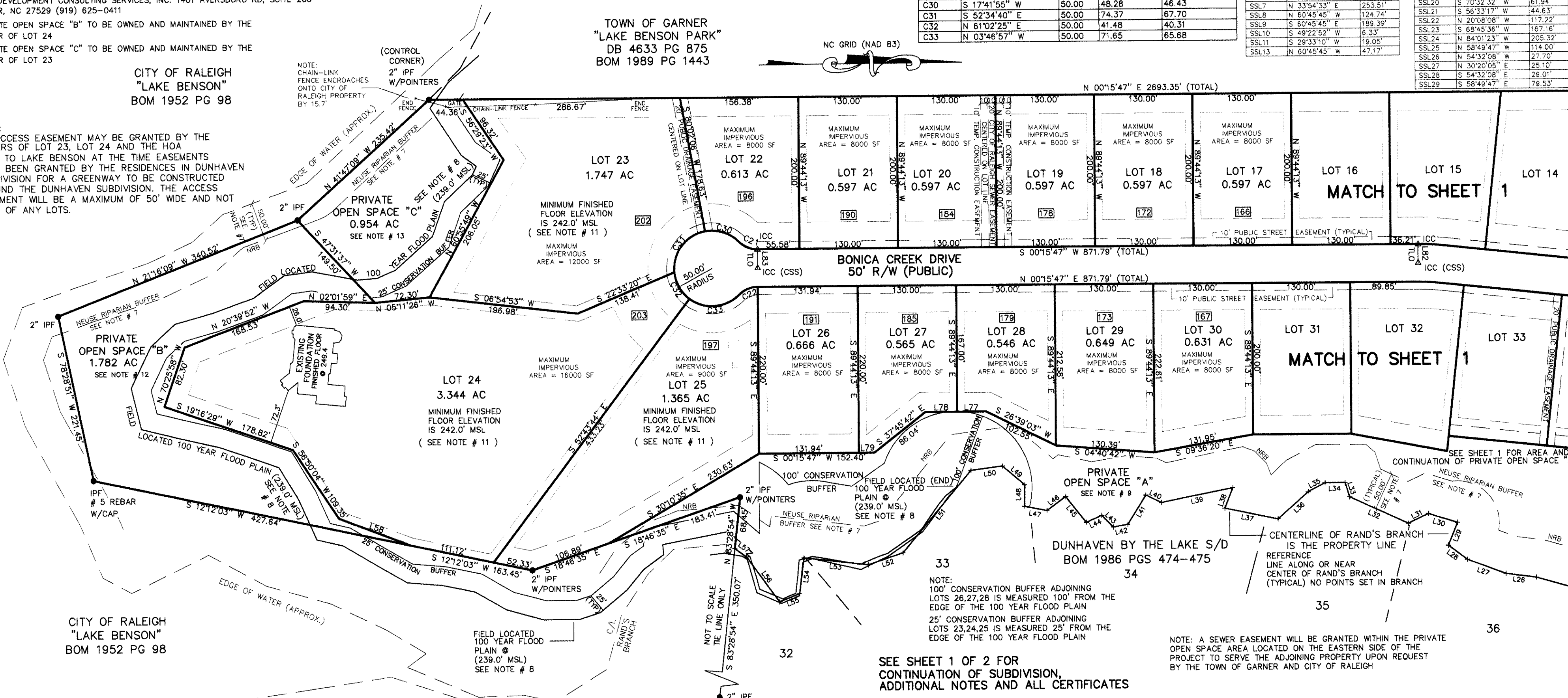
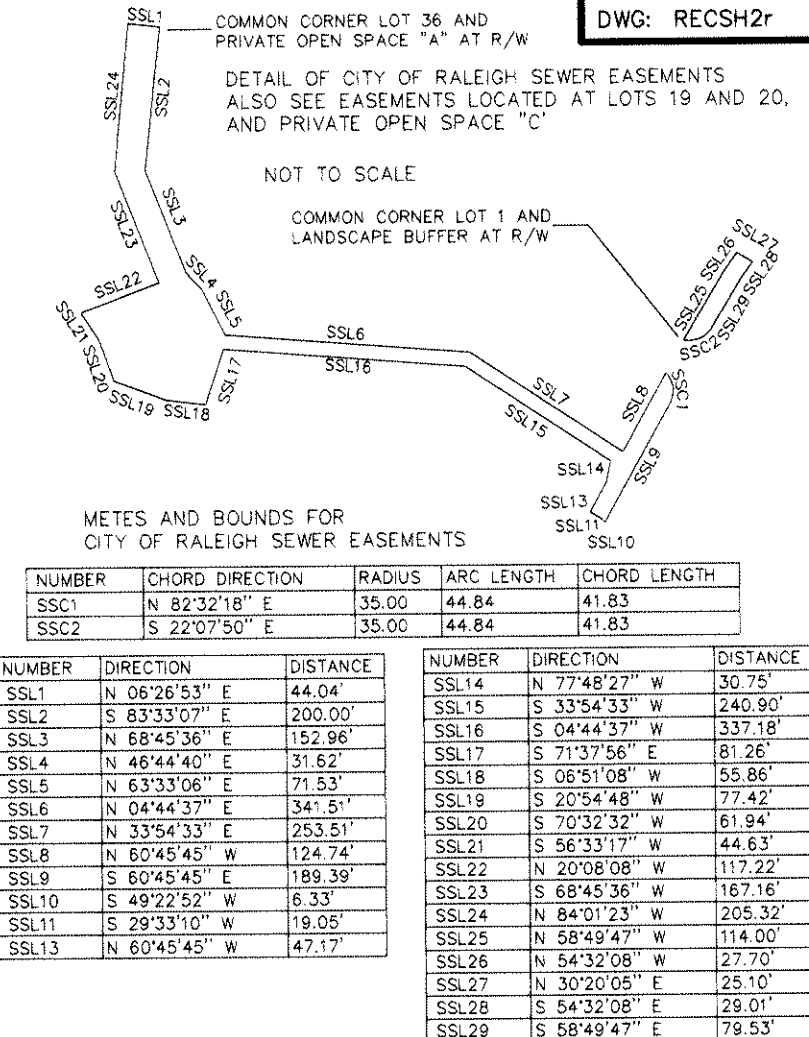
NOTE: CHAIN-LINK FENCE ENCROACHES ONTO CITY OF RALEIGH PROPERTY BY 15.7'

NUMBER	DIRECTION	DISTANCE
L1	S 21°04'08" W	30.31'
L2	S 49°22'52" W	6.33'
L3	S 29°33'10" W	19.05'
L4	S 29°33'10" W	11.68'
L5	S 23°04'12" W	21.83'
L6	S 14°00'08" W	27.15'
L7	S 46°17'11" W	74.71'
L8	S 64°54'47" W	32.32'
L9	S 12°51'35" E	26.06'
L10	S 25°27'43" W	57.90'
L11	S 21°38'28" W	72.05'
L12	S 03°16'27" W	39.84'
L13	S 08°47'07" E	18.70'
L14	S 02°48'07" W	52.35'
L15	S 01°40'45" E	75.54'
L16	S 03°46'21" W	55.94'
L17	S 07°35'21" W	23.79'
L18	S 06°51'08" W	55.86'
L19	S 20°54'48" W	77.42'
L20	S 70°32'32" W	61.94'
L21	S 56°33'17" W	44.63'
L22	S 39°24'24" W	38.49'
L23	S 10°29'03" W	107.13'
L24	S 07°36'58" E	30.03'
L25	S 16°04'51" W	64.24'
L26	S 07°46'08" W	40.17'
L27	S 20°51'34" W	54.40'

NUMBER	DIRECTION	DISTANCE
L28	S 37°08'51" W	31.22'
L29	N 67°13'50" W	32.41'
L30	S 17°41'50" W	40.19'
L31	S 25°24'14" E	29.44'
L32	S 25°06'42" W	85.20'
L33	S 72°29'40" W	19.63'
L34	S 00°25'26" W	26.42'
L35	S 27°14'42" E	25.48'
L36	S 41°27'41" E	53.72'
L37	S 12°14'23" W	71.44'
L38	N 68°29'45" W	28.85'
L39	S 11°06'15" E	95.72'
L40	S 26°00'15" W	23.08'
L41	S 57°51'31" E	45.50'
L42	S 10°20'38" E	19.19'
L43	S 45°57'02" W	21.98'
L44	S 24°01'51" E	22.39'
L45	S 52°05'37" W	43.75'
L46	S 36°01'09" E	30.84'
L47	S 11°36'39" W	29.98'
L48	N 88°53'54" W	28.47'
L49	S 40°44'07" W	38.31'
L50	S 07°04'04" E	42.22'
L51	S 48°56'28" E	141.12'
L52	S 18°03'21" E	48.24'
L53	S 06°57'55" W	85.38'
L54	S 82°29'50" E	47.86'

NUMBER	DIRECTION	DISTANCE
L55	S 21°31'01" E	28.48'
L56	S 54°25'32" W	73.69'
L57	S 35°49'47" W	19.33'
L58	S 20°59'47" W	101.53'
L59	N 00°15'47" E	20.12'
L60	N 01°47'34" E	38.90'
L61	N 46°40'07" W	10.84'
L62	S 48°40'07" E	268.49'
L63	S 49°27'14" E	100.51'
L64	S 50°44'02" E	101.25'
L65	S 54°32'08" E	102.02'
L66	S 58°49'47" E	79.53'
L67	S 60°24'17" E	118.82'
L68	S 60°45'45" E	118.22'
L69	N 50°49'59" W	16.79'
L70	N 01°16'24" W	9.04'
L71	S 01°16'24" E	9.04'
L72	S 50°49'59" E	16.84'
L73	S 45°05'56" W	41.04'
L74	S 45°05'56" W	10.34'
L75	S 00°15'47" W	38.14'
L76	S 00°15'47" W	41.76'
L77	S 00°15'47" W	20.46'
L78	S 00°15'47" W	20.00'
L79	S 00°15'47" W	20.00'
L80	S 00°15'47" W	20.00'
L81	S 60°45'45" E	71.17'
L82	S 89°44'13" E	25.00'
L83	S 89°44'13" E	25.00'
L84	S 83°33'07" E	25.00'

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 22°07'50" E	35.00	44.84	41.83
C2	S 22°09'29" W	35.00	9.27	9.25
C3	S 49°49'54" W	275.00	192.79	188.87
C4	S 68°00'45" W	325.00	21.59	21.59
C5	S 57°25'20" W	325.00	98.55	98.18
C6	S 88°57'03" W	35.00	49.13	45.20
C7	N 26°03'12" W	175.00	151.37	146.70
C8	N 21°16'34" E	35.00	27.55	26.84
C9	N 16°30'21" E	50.00	47.68	45.90
C10	N 35°40'47" W	50.00	43.40	42.05
C11	N 80°33'38" W	50.00	34.93	34.23
C12	S 42°54'56" W	50.00	63.72	59.49
C13	S 19°58'58" E	50.00	46.06	44.45
C14	S 23°49'23" E	35.00	27.55	26.84
C15	S 06°08'53" E	225.00	38.28	38.24
C16	S 24°08'17" E	225.00	103.01	102.11
C17	S 44°02'36" E	225.00	53.33	53.20
C18	S 10°38'35" E	35.00	49.10	45.17
C19	S 17°59'51" W	325.00	131.02	130.14
C20	S 03°21'20" W	325.00	35.08	35.07
C21	S 22°48'45" W	35.00	27.55	26.84
C22	S 22°17'12" W	35.00	27.55	26.84
C23	N 03°21'20" E	275.00	29.69	29.67
C24	N 26°35'00" E	275.00	193.29	189.33
C25	N 58°19'02" E	275.00	111.34	110.58
C26	N 64°06'34" E	325.00	65.87	65.76
C27	N 44°00'03" E	325.00	162.25	160.57
C28	N 37°46'08" E	35.00	9.86	9.83
C29	N 82°32'18" E	35.00	44.84	41.83
C30	S 7°41'55" W	50.00	48.28	46.43
C31	S 52°34'40" E	50.00	74.37	67.70
C32	N 61°02'25" E	50.00	41.48	40.31
C33	N 03°46'57" W	50.00	71.65	65.68



CITY OF RALEIGH
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WAKE COUNTY, NORTH CAROLINA

I, Tony Chalk, 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.

STATE OF NORTH CAROLINA, WAKE COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION
AND RECORDING THIS _____ DAY OF _____
2006 AT _____

LAURA M. RIDDICK, BY _____
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

WAKE COUNTY, NC 650
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/17/2006 AT 14:19:01

BOOK: BM2006 PAGE: 00717

RECORDED IN BOM 2006 PG 0717

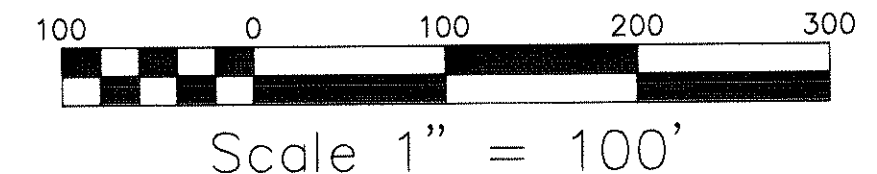
SHEET 2 OF 2
FINAL PLAT
OF

ROSEMOOR PLACE SUBDIVISION

"TOWN OF GARNER"

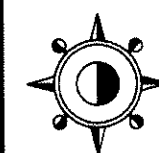
ST. MARY'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
DATE: MARCH 3, 2006

OWNER:
MARGARET WILLIFORD
1411X AVERSBORO RD
GARNER, NC 27529
(919) 772-6620



LEGEND

- INTERNAL CONTROL CORNER
- COTTON SPINDLE SET
- NEUSE RIPARIAN BUFFER
- IRON PIPE FOUND
- IRON PIN SET
- CONCRETE MONUMENT FOUND
- PARKER-KALON NAIL FOUND
- THE LINE ONLY
- EXISTING
- POWER POLE
- RIGHT OF WAY
- SQUARE FEET
- ACRE
- COMPUTED POINT
- DEED BOOK
- COTTON SPINDLE SET
- PAGE
- BOOK OF MAPS
- SANITARY SEWER MANHOLE
- OVER HEAD POWER
- WIRE
- STREET ADDRESS
- LINE NOT SURVEYED



STAUFFER AND ASSOCIATES
SURVEYORS, P.A.

315 Summers Walk Circle
Garner, North Carolina 27529

919-661-8294

919-661-9909 Fax
ncsurveyor@aol.com