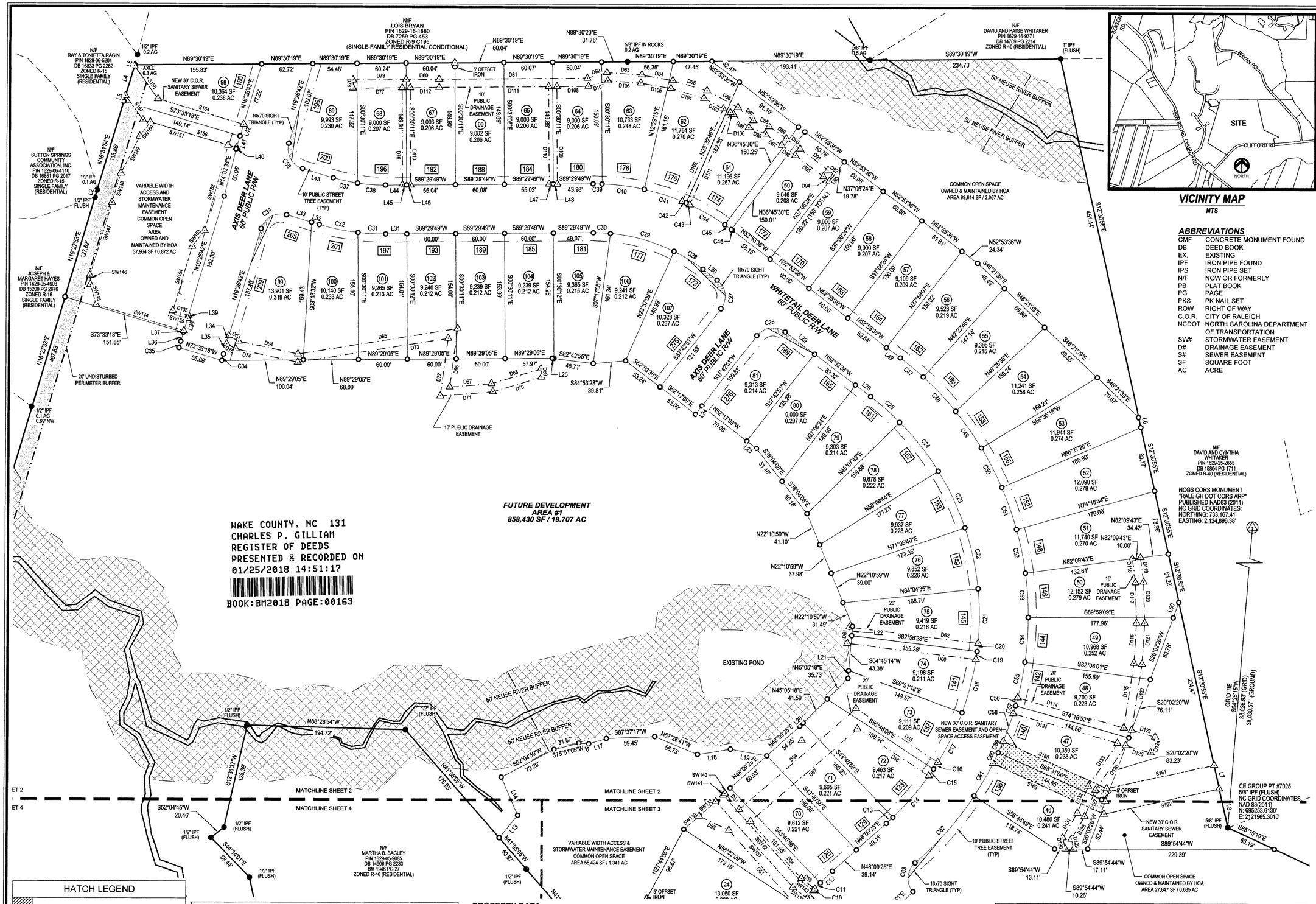


WAKE COUNTY, NC 131
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/25/2018 14:51:17

BOOK:BM2018 PAGE:00163

VICINITY MAP
NTS

ABBREVIATIONS

CMF	CONCRETE MONUMENT FOUND
DB	DEED BOOK
EX.	EXISTING
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
ROW	RIGHT OF WAY
C.O.R.	CITY OF RALEIGH
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
SW#	STORMWATER EASEMENT
D#	DRAINAGE EASEMENT
S#	SEWER EASEMENT
SF	SQUARE FOOT
AC	ACRE

HATCH LEGEND

	DRAINAGE EASEMENT
	SEWER EASEMENT
	ACCESS EASEMENT
	STORMWATER MAINTIANCE EASEMENT
	10'X70' SIGHT TRIANGLE

SYMBOL LEGEND

△	CP = COMPUTED POINT
●	IPF = IRON PIPE FOUND
O	IPS = IRON PIPE SET
(73)	LOT NUMBER
###	LOT ADDRESS

LINE LEGEND

	PROPERTY LINE (P/L)
	P/L NOT SURVEYED
	WETLAND/STREAM BUFFER LINE
	UNDISTURBED PERMANENT BUFFER LINE
	DRAINAGE EASEMENT LINE
	SEWER EASEMENT LINE
	ACCESS EASEMENT LINE
	STREET TREE EASEMENT LINE
	STREAM BANK LINE

FLOOD CERTIFICATION
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1711 OF COMMUNITY ID 370240 MAP# 3720171100J, WITH AN EFFECTIVE DATE OF MAY 2, 2006: THE SUBJECT PROPERTIES LIE IN ZONE "X".

PROPERTY DATA

CURRENT OWNER:	D.R. HORTON
OWNER ADDRESS:	8001 ARROWRIDGE BLVD. CHARLOTTE, NC 28273-5604
PIN:	1629-15-1493
DEED REFERENCE:	DB 16675 PG 2443
PLAT REFERENCES:	BM 2017 PG 97
ZONED:	R-9 C-188

SETBACK TABLE
ZONING: R-9 C-188
FRONT - 25'
SIDE - 6' MINIMUM/ 15' COMBINED **SEE NOTE #6**
CORNER SIDE - 20'
REAR - 20'

GENERAL NOTES
1) THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION OF LAND ON THE PROPERTY OF D.R. HORTON, INC CREATING 51 LOTS WITH DEED REFERENCE DB 16675 PG 2443, PLAT REFERENCE BM 2017 PG 97, BEARING PIN 1629-15-1493.
2) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME.
3) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
4) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
5) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID". SITE LOCALIZATION BY CE GROUP, INC ON 6/14/2016, NORTH: 695,253.6130 EAST: 2,121,965.3010 WITH A COMBINED SCALE FACTOR OF 0.99990429.
6) INTERIOR SIDE SETBACK DISTANCE LESS THAN 10 FEET REQUIRES A FIVE-FOOT PROPERTY MAINTENANCE EASEMENT BE PROVIDED ON THE ADJOINING LOT
7) SEE SHEET 4 OF 4 FOR LINE AND CURVE INFORMATION.

REVIEW OFFICER CERTIFICATE

WAKE COUNTY, NORTH CAROLINA

I, David Bamford, 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.

D.A. Bamford 1-25-18
REVIEW OFFICER

GRAPHIC SCALE
80' 0' 80' 160'
SCALE: 1" = 80' (Horiz.)

NORTH
NC GRID NAD 83 (2011)

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-233-0032
www.cegroupinc.com
License # C-1739

NORTH CAROLINA PROFESSIONAL SEAL L-4669 LAND SURVEYOR JAMIE SHANE STRICKLAND
1-15-18

DATE	REVISION
1/11/18	3. ADD NEW ZONING TO ADJACENT PROPERTY
12/22/17	2. 2ND REVIEW COMMENTS TOWN OF GARNER
12/04/17	1. 1ST REVIEW COMMENTS TOWN OF GARNER

MAJOR SUBDIVISION PLAT
CLIFFORD GROVE PHASE 1
FOR
D.R. HORTON, INC.
ST. MARY'S TOWNSHIP-WAKE COUNTY-NORTH CAROLINA

Date: 10/23/2017
Scale: 1" = 80'
Drawn: ARP
Checked: JSS
Project No. 139-02
Computer Dwg. Name: Phase1 SubPlat.dwg

Sheet No: 2 Of 4