BKBM2006PG00955

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 28TH DAY OF MARCH ,2006.

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

NOTES:

- AREAS COMPUTED BY COORDINATE METHOD.
- ZONING IS R-9 C.U.D.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
  FRONT 25'
  REAR 25'
  SIDE 10'
  CORNER SIDE 20'
- SEE SHEET 2 OF 3 FOR ALL INSETS.
- SEE SHEET 3 OF 3 FOR ALL TABLES AND CERTIFICATIONS.
- ALL OPEN SPACES ARE TO BE PRIVATE IN NATURE.
- PRIVATE OPEN SPACE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 15' LANDSCAPE STREET BUFFER EASEMENT ALONG NEW RAND ROAD IS TO BE AN UNDISTURBED EASEMENT.
- INDIVIDUAL LOTS MUST HAVE STREET TREES INSTALLED PRIOR TO BUILDING C.O. ISSUANCE.
- A 10' PUBLIC STREET TREE EASEMENT IS ALONG ALL STREET RIGHT-OF-WAYS.

ZONING NOTES

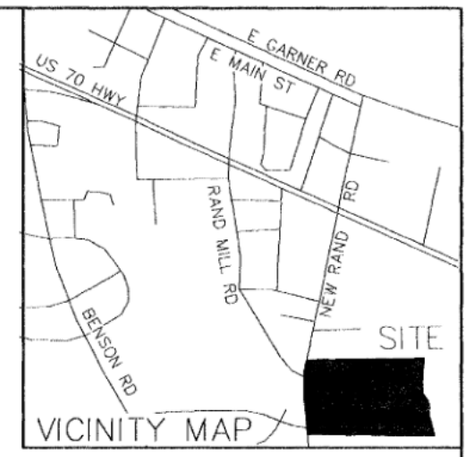
- ALL USES IN THE R9 ZONING DISTRICT SHALL BE ALLOWED ON THE SITE EXCEPT FOR THE FOLLOWING:
  1) CEMETERY
  2) ELEVATED WATER TANK
  3) GOLF COURSE OR COUNTRY CLUB, PRIVATE
  4) BED AND BREAKFAST
- CONDITIONS SPECIFIC TO THE SITE:
  1) ALL HOMES WILL HAVE 2 CAR GARAGES.
  2) THE MINIMUM HEATED SQUIRE FOOTAGE FOE EACH HOME IS 2,100
  3) ALL HOMES WILL HAVE COVERED FRONT PORCHES

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
8313 - ADDRESS

NC GRID NAD '83

VICINITY MAP



N.C.G.S. MONUMENT "CROW"
N(y) = 709,318.7356'
E(x) = 2,115,514.1154'
NAD '83

N/F
LOUIS A. PENNY
D.B. 7405, PG. 571
PIN # 1710.08-89-1117

N/F
JAMES L. & PHYLLIS M. BARBOUR
D.B. 4685, PG. 200
PIN # 1710.08-89-3198

N/F
WCSH, LLC
D.B. 9235, PG. 1627
PIN # 1710.08-89-8413

N/F
SHERMAN A. YEARGAN JR, ET AL
D.B. 10762, PG. 1216
PIN # 1710.08-99-6505

N/F
SDA, LLC
D.B. 11387, PG. 164
PIN # 1710.08-98-4639
TRACT 2
B.M. 2005, PG. 664

N/F
J.T. MATTHEWS INC
D.B. 10880, PG. 84
PIN # 1710.08-98-4015

RAND MILL ROAD 50' PUBLIC R/W

NEW RAND ROAD N.C.S.R. 2562 60' PUBLIC R/W

GATEWOOD RIDGE COURT 55' PUBLIC R/W

DABNEY RIDGE PLACE 55' PUBLIC R/W

OAKTON RIDGE PLACE 55' PUBLIC R/W

BROCKTON RIDGE DRIVE 55' PUBLIC R/W

BELMONT RIDGE DRIVE 60' PUBLIC R/W

KENTUCKY DRIVE 50' PUBLIC R/W

MAHLERS CREEK

OPEN SPACE #1
25,216 sq.ft.
0.579 AC.
15' LANDSCAPE STREET BUFFER

OPEN SPACE #2
10,628 sq.ft.
0.244 AC.

OPEN SPACE #3
165,264 sq.ft.
3.794 AC.

100' NEUSE RIVER RIPARIAN BUFFER

NEW 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

HATCHED AREA DENOTES NEW VARIABLE WIDTH PUBLIC ACCESS EASEMENT

N.C.G.S. MONUMENT "MCLAMB"
N(y) = 706,222.4918'
E(x) = 2,117,245.7294'
NAD '83

FILED FOR REGISTRATION

DATE

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: ASST./DEPUTY

TIME:

RECORDED IN B.M. 2006, PAGE 955

WAKE COUNTY, NC 425
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/16/2006 AT 14:27:08

BOOK:BM2006 PAGE:00955

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

OWNER/DEVELOPER:
BELMONT PARTNERS, LLC
408 BARRETT DRIVE
RALEIGH, NC 27606
(919) 787-3211

FINAL PLAT FOR
SHELDON PLACE SUBDIVISION
OWNER: BELMONT PARTNERS, LLC
TRACT 1, HUGHS DEVELOPMENT, LLC PROPERTY
REF: D.B. 11387, PG. 153
REF: B.M. 2005, PG. 664
TOWN OF GARNER
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'
AUGUST 9, 2005
ZONED R-9 C.U.D.
PIN # 1710.08-88-6619
SHEET 1 OF 3

(SHELDONPLACE_FP.DWG-TW)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, 239 EAST OWEN AVE., P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148