FINAL SUBDIVISION PLAT OF:

CREEKSIDE – PHASE II

PIN #1619028499
PIN #1619032447
PIN #1619033527
DEED BOOK 15475 PAGE 1280
TOWN OF GARNER
PANTHER BRANCH TOWNSHIP
WAKE COUNTY – NORTH CAROLINA
SCALE: 1" = 100' OCTOBER 28, 2015

VICINITY MAP NTS

LAKE BENSON
NC HWY 50
RAND RD
SITE
TEN TEN RD

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF GARNER'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER UNIFIED DEVELOPEMENT ORDINANCE AND CONFORMS WITH THE PRELIMINARY SUBDIVISION APPROVED BY THE TOWN COUNCIL, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE TOWN OF GARNER, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

BRAD BASS
PLANNING DIRECTOR (PRINT)
PLANNING DIRECTOR (SIGNATURE)
2·17·2016
DATE

WAKE COUNTY, NC 139
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/18/2016 14:24:26

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF WAKE BOOK:BM2016 PAGE:00246
I, BRAD BASS REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
2·17·2016
DATE

100 0 100 200 300
GRAPHIC SCALE – FEET

OWNER/DEVELOPER
IOM DEVELOPERS, INC.
466 STANCIL ROAD
ANGIER, NC 27501

EIP – CONTROL CORNER
N – 693105.77'
E – 2111632.62'
ELEV – 281.38'

42204.95' GROUND
N 18°19'08"E 42200.26'
TIE TO NC CORS STATION "NCRD"

NC GRID NAD 83(2011)

ARNIE DRIVE
20' EMERGENCY VEHICLE ACCESS EASEMENT BY CREEKSIDE HOMEOWNERS ASSOCIATION TO BE MAINTAINED

GARY & LINDA ORLANDO DB 10370 PG 2370
BOBBY RAYNOR DB 4370 PG 111
HAROLD MCDONALD DB 5935 PG 922
BARN

NEW 20' CITY OF RALEIGH SANITARY SEWER ACCESS FOR PIN #1619130643

ROCKY L. FRANKS SR. DB 10248 PG 2503
BETTY MIDDLETON DB 1595 PG 00E

20' PUBLIC DRAINAGE EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE I

BINGHAM CREEK DRIVE
55' PUBLIC R/W
20' PUBLIC DRAINAGE ESMT.

BLOSSOM CREEK DRIVE
55' PUBLIC R/W

ROARING CREEK DRIVE
55' PUBLIC R/W
30' PUBLIC DRAINAGE & ACCESS EASEMENT

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

ABOR GREENE HOA
DB 9546 PG 422
BM 2002 PG 1309

PRIVATE OPEN SPACE #2
1.167 ACRES
50,849 SF

PRIVATE OPEN SPACE #1
3.196 ACRES
139,204 SF

NEUSE RIPARIAN BUFFER

30' ACCESS EASEMENT

EDITH OGBURN
KAY BYRD
WB 00185 PG 0–E–

LINE SHOWN PER B.M. 1986 PG. 214

EXIST. AXLE – CONTROL CORNER
N – 691883.92'
E – 2111633.43'
ELEV – 257.01'

TIMOTHY & ELIZABETH BOWES
DB 11482 PG 1872

JIMMY & GAIL MILLER
DB 3922 PG 219

JERRY & EDNA BROWN
DB 2929 PG 341

– DENOTES ADDRESS

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY:
THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

BENTON W. DEWAR NCPLS – 3040

NORTH CAROLINA PROFESSIONAL SEAL L-3040 LAND SURVEYOR BENTON W. DEWAR

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 15,0004 ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK — , PAGE — ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE LICENCE NUMBER AND SEAL THIS 16th DAY OF FEBRUARY 20 16.

BENTON W. DEWAR, NCPLS – 3040

RECORDED IN BOOK OF MAPS 2016 PAGE 246 WAKE CO. REG.

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552–9813
FAX # (919) 557–2255

15–85L
LAYER 46
CREEKSID/15/650

BKBM2016PG00246